

On Thursday, April 18, 2013, at 7:00 pm, a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair John Stauter, Bob Conklin, Eric Larson, and Rene Morris. Absent: Steve Munson and Mike Mellott.

Also present were Planner Dustin Wolff, City Attorney Ron Coplan, City Manager Scott Shumard, Assistant to the City Manager Hadley Skeffington-Vos, Building and Zoning Superintendent Amanda Schmidt and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the minutes from the January 17, 2013 meeting; seconded by Eric Larson. Voting: Ayes – Conklin, Larson, Morris, and Chair Stauter. Nays – None. Motion carried.

Superintendent Schmidt reported the City Council approved the Subdivision Plat of the Emmanuel Baptist Church at 1904 18<sup>th</sup> Avenue and the dedication of right-of-way.

Chair Stauter opened a public hearing at 7:03 pm for CGH Medical Center. Randy Davis, Vice President with CGH Medical Center and Jeff Reis, Engineer with Willett, Hofmann & Associates were present to answer questions.

Davis explained there are two separate petitions. The first petition requests the rezoning of 1805 First Avenue, the old Readell Dental clinic and two apartments, from an R-4 to an R-5 Special Use. The second petition requests the expansion of the Special Use Permit for additional parking.

Planner Wolf stated the Comprehensive Plan shows this area for institutional uses, such as medical.

Davis explained that when the additional parking is complete, there will be 933 parking spaces, 412 for patients and 511 for staff. IDOT plans to expand Locust Street, reducing that parking lot by ten spaces. CGH is being proactive with the parking because they are planning to expand the Emergency Room and are seeking additional doctors for the third floor main clinic.

Reis stated that water run-off will be to the north of the hospital and landscaping is planned.

Planner Wolff reminded them of the new lighting code. Davis stated they are transitioning to LED lighting.

Chair Stauter stated publication in the Daily Gazette was made, fees were paid, property owners within 150' of the property were notified, signs were placed on the property for two weeks prior to the hearing, and no written comments were received.

Chair Stauter closed the public hearing at 7:15 pm.

Eric Larson made a motion to recommend to the City Council approval of the petition from CGH Medical Center to rezone 1805 First Avenue from an R-4 to an R-5 Special Use; seconded by Rene Morris. Voting: Ayes – Conklin, Larson, Morris, and Chair Stauter. Nays – None. Motion carried.

Rene Morris made a motion to recommend to the City Council approval of the expansion of the Special Use Permit for additional parking in the 1800 block of First Avenue for CGH Medical Center; seconded by Bob Conklin. Voting: Ayes – Conklin, Larson, Morris and Chair Stauter. Nays – None. Motion carried.

Chair Stauter asked Tim Schwingle at 1603 Seventh Avenue for comments on his petition to vacate the alley to the rear of his property. Schwingle stated that he was interested in installing a swimming pool. When he approached the City, he found out that an alley was there. Schwingle and his neighbors are requesting to vacate the unimproved alleyway, leaving an easement for utilities.

Planner Wolff stated that if the alley is vacated, each property owner would be given one-half of the alley right-of-way but must retain the easement.

Amanda Schmidt stated there would be no access to the rear of the properties but that does not create a problem because no one has used the alley for access.

Bob Conklin made a motion to recommend to City Council approval of the alley vacation in the Hoover Home Subdivision, 1500 and 1600 blocks between Sixth and Seventh Avenues; seconded by Rene Morris. Voting: Ayes – Conklin, Larson, Morris, and Chair Stauter. Nays – None. Motion carried.

Chair Stauter opened discussion for the Whiteside County petition for rezoning 5505 Anne Street, Galt from an R-1 (Residential) to I-1 (Industrial) on behalf of Sterling Christian School and Melissa and Keith Ellefsen.

Melissa Ellefsen explained that IFH Group would use the facility to assemble oil system tanks. Hours would be from 6:00 am to 4:00 pm with office hours from 8:00 am to 4:30 pm. Ten to 12 trucks would be loading weekly.

Planner Wolff stated the Comprehensive Plan has no specific recommendations for this area. A school use to industrial use is quite a change but this is outside the City's growth area. The operational end is for neighbors to object to the County.

Eric Larson made a motion to recommend to the City Council to send a letter of "no objection" to the County for rezoning 5505 Anne Street, Galt, from an R-1 (Residential) to I-1 (Industrial) to assemble oil system tanks; seconded by Bob Conklin. Voting: Ayes – Conklin, Larson, Morris, and Chair Stauter. Nays – None. Motion carried.

Chair Stauter reviewed prior action on the Ybarra petition for property surrounded by St. Mary's Road, Oak Grove Avenue, Lynn Boulevard, and Avenue J (extended) for a sports complex. The Plan Commission held a public hearing for the zoning with a Special Use Permit and recommended annexation to the City Council. The City Council annexed the property in April 2012 with a zoning of R-1 Special Use. One year after the designation, the Special Use Permit expires. Ybarra has presented a petition to have the Special Use extended to January 1, 2014.

Larry Ybarra stated that he is committed to the project. It is a good project but the timing isn't right. He would like an extension to get funding together for the project. There will be great benefits to the City by bringing people into the community. Ybarra requested more time.

Planner Wolff explained that he and City staff have been working with Ybarra since 2008. This project conforms to the City's Comprehensive Plan and has been caught in the crossfire of the economy. Wolff sees no reason to deny the extension.

Attorney Coplan stated the project does have merit. Granting an extension does not compromise the City's position.

Bob Conklin made a motion to recommend to the City Council approval of the extension of the Special Use Permit to January 1, 2014 for the Ybarra sports complex; seconded by Rene Morris. Voting: Ayes – Conklin, Larson, Morris, and Chair Stauter. Nays – None. Motion carried.

Plan Commission decided to postpone the election of officers.

Planner Wolff addressed the wood pile ordinance. It is primarily for aesthetics and the prevention of vermin.

Rene Morris asked if there is a difference if it is for sale. Wolff did not believe that firewood sales should be an issue inside the City limits.

Chair Stauter asked if this was addressed with outdoor furnaces. Wolff stated that it was not.

Bob Conklin asked if it is necessary to address it now. Amanda Schmidt explained that an Alderman had requested this.

Chair Stauter recommended the wood pile be placed on an elevated or hard surface and stacked neatly.

With those suggestions, Planner Wolff would move forward with the ordinance.

Chair Stauter stated that it had been a pleasure serving on the Plan Commission as he would be seated on the Council next month.

There was a unanimous vote to elect Eric Larson as Chair and Steve Munson as Vice Chair.

With no further business to discuss, the meeting was adjourned at 7:55 pm.

Marie Rombouts  
City Clerk